

# North Sumatra Strategic Investment Projects |



### Project Description

Offering a harmonious combination of the natural beauty of the world's largest caldera lake, with an authentic cultural heritage, which combined the development of a world-class tourism, the Toba Caldera Resort project is ready to become leading tourism amenities. This project approximately 130 km from Medan City (the capital city of North Sumatra) and adjacent directly to Lake Toba - as one of the five super priority destinations in Indonesia, also the largest volcanic lake in the world, and one of UNESCO Global Geoparks - is offering a new lifestyle experience, with environmentally concept. Toba Caldera Resort vision is to create an integrated prime eco-tourist destination; providing a variety of high-quality attractions and accommodations; increasing the value, awareness, and understanding of Batak cultural heritage as a friendly local heritage. Presently, Toba Caldera Resort managed to attract potential investor of modern lodging procurement such as Bobo Cabin by PT. Bobobox Indonesia. Interestingly the Toba Caldera Resort offers several incentives in investment as follows: period of land tenure, easier aspect of doing business, fully government support, the early-bird incentive for investor and many more, makes Lake Toba is waiting you to explore more.

### Key Investment highlight

Location	Ajibata Subdistrict, Toba Regency, North Sumatra
Estimated Investment Value	USD 1.75 Billion or equal to IDR 26 Trillion (Excluding PPN) (USD1 = IDR 14.800)
Total Area/Land Status	386.72 Ha, land has been used 4.05 Ha / 1.05% from total area
Business Scheme	<ul style="list-style-type: none"> <li>Joint Operation / Long lease Agreement (30+15 years)</li> <li>Other Agreeable Cooperation Form</li> </ul>
Project Owner	Lake Toba Tourism Authority
Financial Feasibility	IRR 15.95%, NPV IDR 118,043 Million (USD 7.97 Million), Payback Period as long 8 years, and 30 years, Concession & could be extended to 15 years ahead.

### Project Owner Profile

BPODT or Badan Pelaksana Otorita Danau Toba (Lake Toba Tourism Authority), established based on Presidential Decree 49 of 2016, is a professionally-managed Public Service Agency that synchronizes and coordinates all stakeholder associated with investments and business in the tourism industry including the Local Government, Central Government, and Community in order to reach the target of 1 million international tourists this year.

### Contact Person

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### Project Description

Sei Mangkei Special Economic Zone (SEZ) is the largest industrial estate in North Sumatra province, with a total area of 1,933.8 Ha. Strategically located at the gate of Malacca Strait and centrally located in the center of raw materials (palm oil & rubber plantations) in Simalungun Regency, making the Sei Mangkei SEZ the most appropriate place for the industrial business to invest, especially industries which operates in palm oil & rubber sectors. Sei Mangkei SEZ's is already equipped with a complete infrastructure, utilities (clean & wastewater treatment plant, electricity, gas), and supporting infra's (dryport, tank farm, etc) are ready to support tenant business. Exceedingly, Sei Mangkei SEZ managed to attract several potential investors and operated well in it such as PT. Unilevel Oleochemical Indonesia, PT. Industri Nabati Lestari, PT. Alternative Protein Indonesia, PT. All Cosmos Biotek, and PT. Aice Sumatra Industry, and others. Sei Mangkei SEZ is ready to welcome and develop your business better.

### Key Investment highlight

Location	Bosar Maligas Subdistrict, Simalungun Regency
Estimated Investment Value	- Infrastructure: USD344.59 million or IDR5.1 trillion - Tenant: USD8.71 billion or IDR129 trillion (USD1 = IDR14,800)
Land	1,933.80 Ha, land used 611.08 Ha / 31.6% from total area
Business Scheme	Financing, Direct Investment, and Partnership
Project Owner	PT Kawasan Industri Nusantara (KINRA)
Financial Feasibility	- IRR= 17% and direct investment is allowed to construct and has own buildings or other structures on the land (max. 30 years and extendable to 20 years) - NPV= IDR1.30 Trillion - Payback period= 13 years

### Project Owner Profile

PT Kawasan Industri Nusantara (KINRA) is the subsidiary company of PT Perkebunan Nusantara III (Persero), which specifically operates in the Industrial Estate and Property sector. Est in 2017, KINRA focused on the development, management, and marketing of Sei Mangkei Special Economic Zone (SEZ), the first SEZ in Indonesia.

### Contact Person

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### Project Description

Connected to the international trade hub, the Malacca Strait adjacent to Kuala Tanjung Industrial Estate is an entrance way to the world economic transaction activities. With the distance around 110 km from Medan City (the capital city of North Sumatra), around 152 km from Belawan Harbor, 43 km from Sei Mangkei Special Economic Zone, and 116 km from Kualanamu International Airport makes Kuala Tanjung Industrial Estate the busiest shipping line in Indonesia. Beside supported by its strategic location, Kuala Tanjung Industrial Estate also has abundant of plantation and raw material, strong government support, availability of human resources, and integrated with seaport and other infrastructures. The readily available of logistics transportation facilities supported by multipurpose terminals and the train way to the Sei Mangkei Special Economic Zone, Kuala Tanjung Industrial Estate becomes a heaven for the industry in Indonesia.

### Key Investment highlight

Location	Sei Suka Subdistrict, Batu Bara Regency
Estimated Investment Value	USD1.95 billion or equal to IDR28.87 trillion (\$1 = IDR14,800)
Land	±3,400 Ha and from that total 150 ha have been clean and clear
Business Scheme	Land Rent, Direct Investment, and Other Possibilities
Project Owner	PT Prima Pengembangan Kawasan (PPK)
Financial Feasibility	IRR 13.79%, NPV IDR 44.5 trillion (USD 3 Billion), and Payback period 7 years. Has been a determination of land procurement area of 1,128 Ha together with local government.

### Project Owner Profile

PT Prima Pembangunan Kawasan (PPK) focuses on the development and management of industrial estates in Kuala Tanjung. Offering services for leasing and managing industrial estates, regional maintenance, and sewage treatment, PPK is ready to provide its best service to potential investors.

### Contact Person

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### Project Description

As a model of modern industrial estates in North Sumatra, Medan Industrial Estate not only offers a land, but also various of supporting facilities to provide the needs of investing companies. The area that has been inhabited by more than 500 tenants has become a promising area for developing of various processing industry sectors. Besides, it also provides warehousing area, waste processing system, water system, underground utility system, and other facilities to support investors' concern. Moreover, as the driving force of an environmentally friendly economy, Medan Industrial Estate also welcomes the opportunities in developing of B3 (Hazardous and Toxic Substances) waste system to support green investment in Indonesia. Fulfilling with the most strategic area because of its location close to the industrial center in Medan City and has 2 rapid access via toll roads, making Medan Industrial Estate the most efficient industrial estate.

### Key Investment highlight

Location	Pulau Batam Street, Medan Industrial Estate Area
Estimated Investment Value	USD23.64 million or equal to IDR0.35 trillion (USD1 = IDR14,800)
Land	150 Ha is still available and already clear by its existing land
Business Scheme	Financing, Direct Investment, and Partnership
Project Owner	PT Kawasan Industri Medan (KIM)
Feasibility	Provided by masterplan and Concession Period for 20 years

### Project Owner Profile

PT. Kawasan Industri Medan / KIM is an ambitious company in Medan City to serve the country in providing great industrial estate with excellent services. Est in 1988 and has a vision to make the industrial estate environmentally minded through the provision of business facilities and infrastructure that can increase added value for shareholders and other stakeholders.

### Contact Person

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## Project Description

The sport center development plan is intended as an international infrastructure to support the 21st National Sports Week (PON) in 2024 in North Sumatra and Aceh. The location is only 5 km away from Kualanamu International Airport and 4 km away from Batang Kuis railway station. The ease of accessibility that will be integrated with toll roads and Bus Rapid Transit (BRT) Medan-Binjai-Deli Serdang (Mebidang) development plan makes this project is visible to develop. The availability of land has been clean and clear so that the development process by investors will certainly not occur obstacles. The Sport Center is not only aim to provide sports facilities, but also to create an integrated developed area and commercial area as a support system for integrated sports venues. This project becomes a glint new source of economy in North Sumatra Province.

## Key Investment highlight

Location	Sena Village, Batang Kuis Subdistrict, Deli Serdang Regency
Estimated Investment Value	USD266.67 Million or equal to IDR3.94 trillion (USD1 = IDR14,800)
Land	99.19 Ha
Business Scheme	Financing, Direct Investment, & Other Possibility
Project Owner	North Sumatra Youth and Sport Board
Feasibility	The masterplan has completed in 2019, land acquisition has completed in 2020, starting construction for border and gateway in 2020.

## Project Owner Profile

This project is hold by Governor of North Sumatra with the agency in charged in it by Youth and Sport Board of North Sumatra.

## Contact Person

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Project Description

Kualanamu Airport City consist of commercial area for both business and leisure area such as hotel, market, hospital, theme park, retail, and golf park. Equipped with E-Commerce Center Warehouses and an Integrated Commercial Area with Factory Outlet and MICE provides the concept of an integrated cluster with mixed use property types to complement each other for creating new market in the region. As one of the largest airports in Indonesia, Kualanamu has humongous opportunity to create the commercial and business market. Supported by the ease accessibility such as integrated railink, existing toll road which is only 24 km from Medan City (the capital city of North Sumatra), and surrounded mostly by local housing and few commercial building makes Kualanamu Airport has a lot of opportunities to be developed. The development of these projects will be priority in Indonesia and give experience that do not exist in other area. Each building has their own feasibility, so investor is able to choose their preference suit one’s taste.

Key Investment highlight

Location	Kualanamu International, Beringin Subdistrict, Deli Serdang Regency
Estimated Investment Value	<ul style="list-style-type: none"><li>• Airport City: USD263.51 million or equal to IDR 3.9 trillion</li><li>• E-Commerce Center Warehouses: USD6.75 million or equal to IDR100 billion</li><li>• Integrated Commercial Area: USD55.67 million or equal to IDR824 billion</li><li>• Rest Area: USD5.67 million or equal to IDR85 billion (USD1 = IDR14,800)</li></ul>
Total Area/Land Status	Airport City : 135 Ha; E-Commerce Center Warehouses: 2 Ha; and Integrated Commercial Area : 20 Ha
Business Scheme	Financing and Direct Investment
Project Owner	PT. Angkasa Pura II and PT. Angkasa Pura Aviasi
Financial Feasibility	<ul style="list-style-type: none"><li>- MICE &amp; Hotel IRR= 13,19%, NPV= IDR53,64 Billion, Payback period= 12 years</li><li>- E-Commerce Center Warehouses IRR= 20%, NPV= IDR52 Billion, Payback period= 7 years</li><li>- Rest Area at Kualanamu International Airport IRR= 19%, NPV= IDR50 Billion, Payback period= 7 years</li></ul>

Project Owner Profile

PT Angkasa Pura II (Persero) is one of the State-Owned Enterprises engaged in the business of airport-related services. Established since 1984 and now successfully managing 16 airports in Indonesia and also constantly committed in providing the best services and customer protection through the establishment of PT Angkasa Pura Aviasi.

Contact Person

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# BUS RAPID TRANSIT (BRT) MEDAN-BINJAI-DELI SERDANG (MEBIDANG)

## TRANSPORTATION



### Project Description

This project aims to increase productivity while reducing congestion in three major areas in North Sumatra Province: Medan City, Binjai City and Deli Serdang Regency, better known as Mebidang. North Sumatra is the province with the fourth largest population in Indonesia that shows the potential customer. With economic growth above national level on average in the last three years, North Sumatra also one of the biggest contributor to the national economy. Focusing on construction, maintenance and operation, this project will create integrated urban mass transportation in Mebidang to improve traffic safety and support faster mobility. This project of BRT Mebidang is the first stage to realize the gradual development of the LRT Mebidang in 2035. More over, supported by the local government, this cooperation with business entities will be able to obtain convenience and various priorities to build and operationalize this project.

### Key Investment highlight

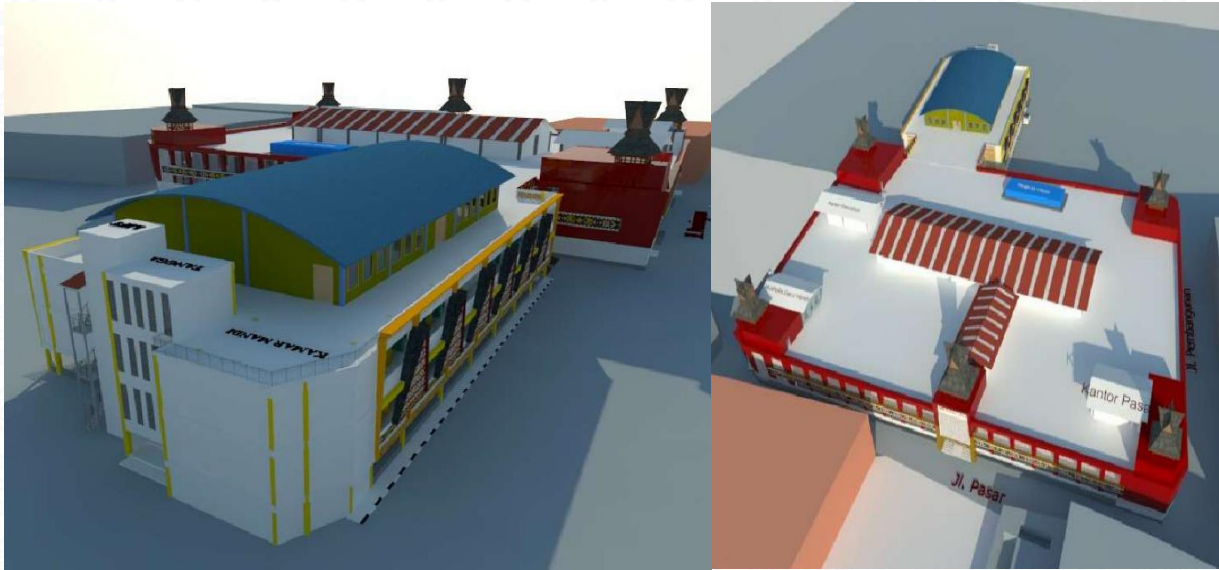
Location	Medan City–Binjai City–Deli Serdang Regency
Estimated Investment Value	USD 1.56 Billion or equal to IDR 2.31 Trillion (USD1 = IDR14,800)
Track Distance	179 km
Business Scheme	Financing and Direct Investment
Project Owner	Governor of North Sumatra and agency in charged by Public Transportation Agency of North Sumatra
Financial Feasibility	<ul style="list-style-type: none"><li>- IRR= 12,5%</li><li>- NPV= IDR1.57 Trillion</li><li>- Payback period= 5 years</li></ul>

### Project Owner Profile

This project is hold by Governor of North Sumatra with the agency in charged in it by Public Transportation Board of North Sumatra.

### Contact Person

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### Project Description

In order to create a large captive market through the development of adequate modern infrastructure, one of which is through the construction of the modern market center Berastagi. Aims to meet the needs of the people of Karo Regency and the center of new economic growth. The strategic location, located in the heart of Karo Regency, so this investment opportunity will be the center of meeting the community and business opportunities. Full government support for the development, so it will facilitate every investment that comes in. Committed to providing comfort and welcoming investors both domestic and even globally.

### Key Investment highlight

Location	Merdeka Subdistrict Berastagi, Karo Regency
Estimated Investment Value	USD 17.56 Million or equal to IDR 260 Billion (USD1 = IDR14,800)
Total Area/Land Status	10.8 Ha and already clean and clear by the local Government ownership
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Regent of Karo
Financial Feasibility	<ul style="list-style-type: none"><li>- Concession: 20 years and extendable</li><li>- Payback period: 20 years</li></ul>

### Project Owner Profile

This project is hold by the Regent of Karo Regency with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in Karo Regency.

### Contact Person

Name: Mr. Marihot Sinurat  
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# POTENTIAL DEVELOPMENT OF TOURIST ATTRACTIONS IN THE OLD PORT AND PONCAN ISLANDS OF SIBOLGA

## TOURISM



### Project Description

In order to strengthen tourism potential through the development of existing port infrastructure to welcome wider international trade. As the entrance to trade routes equipped with adequate airport, port, and land infrastructure facilities. This investment opportunity is equipped with worship facilities, health, food court, rest area, souvenir station, open space, and other references in accordance with investors' desire to build other facilities. Full government support for the development, so it will facilitate every investment that comes in. Committed to providing comfort and welcoming investors both domestic and even globally.

### Key Investment highlight

Location	Seaport Dealer in Tapian Nauli Bay
Estimated Investment Value	Will be informed
Total Area/Land Status	86.16 Ha and already clean and clear by the local Government ownership
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Mayor of Sibolga
Financial Feasibility	Will be informed

### Project Owner Profile

This project is hold by the Mayor of Sibolga with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in Sibolga City.

### Contact Person

Name: Mr. Juneidi Tanjung  
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Luas : 3251 m (HGB)  
Kecamatan : Medan Petisah  
Kota : Medan  
Provinsi : Sumatera Utara

Project Description

The development of accommodation infrastructure is increasingly massive, especially in Medan City. In the midst of economic growth and increasing community competitiveness, the need for lodging is also improving. The construction of the hotel is planned with a capacity of 120 rooms. The strategic location, located in the heart of Medan City, so this investment opportunity will be the center of meeting the community and business opportunities. Full government support for the development, so it will facilitate every investment that comes in.

Key Investment highlight	
Location	Imam Bonjol and Listrik Street, Medan City
Estimated Investment Value	USD 15.26 Million or equal to IDR 225.85 Billion (USD1 = IDR14,800)
Total Area/Land Status	0.32 Ha and already clean and clear by PT. Dhirga Surya
Business Scheme	PPP, Financing and Direct Investment
Project Owner	PT. Dhirga Surya of North Sumatra
Financial Feasibility	- IRR: 7% - Payback period: 8 years

**Project Owner Profile**  
This project is hold by the state-owned enterprises of North Sumatra namely PT. Dhirga Surya is engaged in an independent service industry and actively contributes to the development of North Sumatra.

**Contact Person**  
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# INVESTMENT POTENTIAL IN THE FISHERIES SECTOR AND TOURISM DEVELOPMENT OF SAWAKETE-TUREDAWOLA

## TOURISM



### Project Description

Blessed with abundant water resources, especially beaches and free seas, it is the main attraction of North Nias Regency. The beach area that has various types of waves both calm and heavy and beautiful sand beaches are very suitable locations for surfing activities. Cultural wealth wrapped in the hospitality of the local community is ready to welcome tourists and investors to North Nias. Full government support for the development, so it will facilitate every investment that comes in.

### Key Investment highlight

Location	Afulu Village, Afulu Subdistrict
Estimated Investment Value	USD 21.92 Million or equal to IDR 324.55 Billion (USD1 = IDR14,800)
Total Area/Land Status	Will be informed
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Regent of North Nias
Financial Feasibility	Will be informed

### Project Owner Profile

This project is hold by the Regent of North Nias with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in North Nias Regency.

### Contact Person

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# TOURISM DEVELOPMENT OF BUKIT LAWANG – TANGKAHAN (BULANGTA)

## TOURISM



### Project Description

The development of an integrated tourism area between Bukit Lawang and Tangkahan will create a sustainable tourism atmosphere. Blessed with endemic resources such as Orangutans, Sumatran Elephants, and Rafflesia Arnoldi Flowers is a special attraction that is not owned by other regions in Indonesia. Comfortable lodging accommodation combined with nature will provide an interesting tourist experience.

### Key Investment highlight

Location	Bukit Lawang Plantation Village, Bahorok Subdistrict
Estimated Investment Value	USD 66.48 Million or equal to IDR 983.99 Billion (USD1 = IDR14,800)
Total Area/Land Status	242.2 Ha
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Regent of Langkat
Financial Feasibility	<ul style="list-style-type: none"><li>- IRR: 23.31%</li><li>- NPV: IDR 1.6 Trillion</li><li>- Payback period: 8 years</li></ul>

### Project Owner Profile

This project is hold by the Regent of Langkat with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in Langkat Regency.

### Contact Person

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# Aceh Strategic Investment Projects |

# KUTARAJA FISHING PORT

## INFRASTRUCTURE



### Project Description

- One of the fishing ports that has a reasonably large fish production in Aceh is the Kutaraja Samudera Fishing Port which is included in the fisheries management area of WPP 572 with a status that has been under-fished for pelagic fish and fully exploited for demersal fish.
- Fishery products which are commonly found in Aceh marine and PPS Kutaraja, namely: Skipjack tuna, Frigate mackerel, Layang (Rough scud, Tuna (Yellow fin), Lemuru (Northern pilchard), Selar (Oxeye scud), Tongkol Komo (Eastern little tuna), Goats (Trigger fish), Lisong (Bullet tuna), and Sunglir / Salam Fish (Rainbow planner) with a production value of 22,247,978 kg in 2019 and 11,624,147 kg in Aug'20 with the fleet varies from 5 to 51 GT.
- **The main investment project in this Kutaraja Fishing Port is to create a cold storage to store the caught fish.**

### Investment Opportunities

Fishmeal Industry;

- Industries engaged in Fish Grinding Services;
- Food Products Made from Fish (Seafood);
- Frozen food products made from fish;
- Animal feed products; and
- Canned Fish Products, etc.

No	Main Facilities	Year of development
1	Pool pier A (225 m)	2017
2	Pool pier B (165)	2017
3	Jetty (165 m)	2019
4	Harbour pool (depth 4 m bsl)	2019
5	Drainage (1100 m)	2015
6	Breakwater (2635)	2019
7	Revetment (320 m)	2017
8	Water barrier (565 m)	2019

### Key Investment highlight

Location	Banda Aceh Municipality, Aceh Province
Est. Investment Value	US\$ 2.4 Mio
Total Area/Land Status	26.576 m2 (7.245 m2 govt owned)
Business Scheme	Built Operate and Transfer
Project Owner	Aceh Province Government
Financial Feasibility	Concession Period : 5 Years; IRR : 23 % NPV : US\$ 1.17 Mio (10%) B/C Ratio : 1.06 PBP : 3.3 Yr (10%)

### Project Owner Profile

**Aceh Province's Marine and Fisheries Office** is a part of Government which responsible in managing Kutaraja Fishing Port including the development, managing, promoting and licensing services.

### Contact Person

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# Bengkulu Strategic Investment Projects |

# HULU LAIS GEOTHERMAL PROJECT

## RENEWABLE ENERGY



### Project Description

As the world's population increases, the use of energy continues to grow. As a result, the resulting carbon emissions continue to increase and the earth's temperature is getting higher. We seek to support governments and businesses in their journey to reduce carbon emissions resulting from energy production.

Located in the ring of fire area, Indonesia is one of the world's geothermal energy centers. The journey of utilizing geothermal energy has been started since 1974, with the discovery of 70 geothermal areas in Indonesia. As a continuation of efforts to produce clean and environmentally friendly energy, in 2006 PT Pertamina Geothermal Energy (PGE) was established and until now contributes to 82% of installed geothermal energy capacity in Indonesia.

Energizing for a greener future is a relentless struggle. PGE is committed to continuously developing existing geothermal resources by adhering to the principles of the Sustainable Development Goals (SDGs). Currently, PGE has supplied electricity to more than 2 million homes in Indonesia with a potential emission reduction of 9.7 million CO<sub>2</sub> per year.

### Key Investment highlight

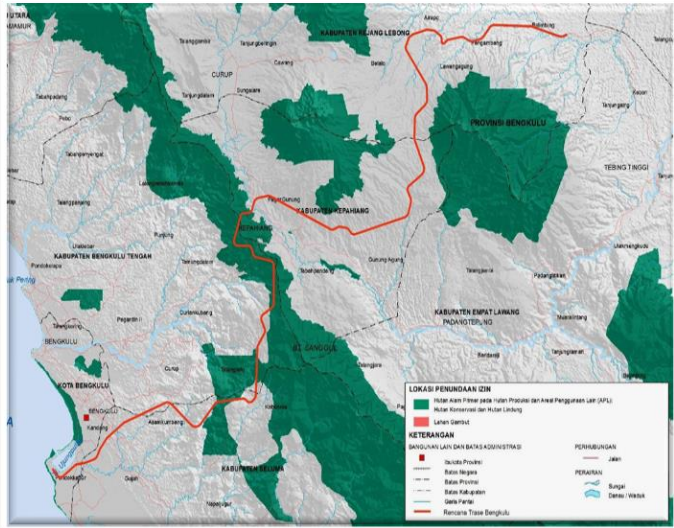
Location	Lebong Regency
Est. Investment Value	USD 431.85 million
Total Area/Land Status	WKP : 2067K/30/MEM/2012 Area : 289.300 ha
Business Scheme	Geothermal Utilization Effort
Project Owner	PT Pertamina Geothermal Energy
Financial Feasibility	Concession Period : 30 Years; IRR : 14,67 % Project Income : USD 1.07 billion NPV : USD 119.4 million Payback Period : 7 years Source : Ernst & Young Shin Nihon LLC

### Project Owner Profile

**PT Pertamina Geothermal Energy is a subsidiary of PT Pertamina Power Indonesia** which synergizes with other entities under the auspices of PT Pertamina (Persero). In order to develop a sustainable geothermal business, PT Pertamina Geothermal Energy established PT Geothermal Energi Seulawah on July 31, 2017. The Hululais area is located in WKP Hululais, Lebong Regency, which is about 180km from the city of Bengkulu. In the WKP, PGE has planned the development of 2 PLTP units with a capacity of 55MW each. These two development projects will increase the utilization of geothermal energy sources and can be relied upon to help overcome the shortage of electrical energy needs in Bengkulu and its surroundings at the time of operation in 2026.

### Contact Person

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Project Description

The Lubuk Linggau – Pulau Baai Railway (±249 Km) will support a significant increase in coal production of PT. Bukit Asam and other companies in the Tanjung Enim and surrounding areas to meet market demand capacity, considering that the Tarahan Lampung route (a distance of ±410 Km) is already tired.

By utilizing most of the remaining land on the Bengkulu - Lubuk Linggau toll road, it can reduce the cost of providing land and with a shorter distance it can reduce transportation costs much more efficiently, so that an increase in coal delivery routes will ultimately have an impact on increasing state revenues significantly.

This railway project, the intermodal chain in the movement of coal transportation that connected to Pulau Baai Port will reduce the congestion and significantly reducing travel time from production centers to distribution centers. Further more, the railway station will reduce transportation operational cost and coal handling system because train is a mass, safe, reliable mode of transportation.

Key Investment highlight

Location	Bengkulu City – Central Bengkulu Regency – Kepahiang Regency - Rejang Lebong Regency – Lubuk Linggau City
Est. Investment Value	Will be informed
Total Area/Land Status	249 km
Business Scheme	Public Private Partnership
Project Owner	Transportation Agency of Bengkulu Province
Financial Feasibility	Concession Period: Will be informed Projected Income: Will be informed IRR: Will be informed NPV: Will be informed Payback Period: Will be informed

Project Owner Profile

Based on Bengkulu Governor Regulation Number 64 of 2016, the Transportation Agency of Bengkulu Province has functions for formulating, implementing, evaluating, and reporting of technical policies in the field of transportation.

Contact Person

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# Lampung Strategic Investment Projects |



Tourism and Facilities

- 1. Siger Tower
- 2. BSI Mosque
- 3. Krakatoa Park
- 4. Executive Ferry Port
- 5. Tourist Pier
- 6. water park
- 7. F&B Village
- 8. 3-star Hotel
- 9. Hotels \*4
- 10. Retail Village & Hotel
- 11. Office House Complex
- 12. Retention Pool
- 13. Relocation of Bakauheni Military Police & Polsek and Supporting Facilities
- 14. WWTP
- 15. Management Office
- 16. Reservoir

Bakauheni Harbour City (BHC): Clean and Clear Investment

Bakauheni Resort: Integrated Tourism Area is a waterfront tourism destination in the gateway of Sumatera. As a collaboration between Lampung Provincial Government, PT ASDP Indonesia Ferry (Persero), PTIndonesia Tourism Development Corporation (Persero), the destination offers a new attraction located in a strategic transportation routes.

Contact Person

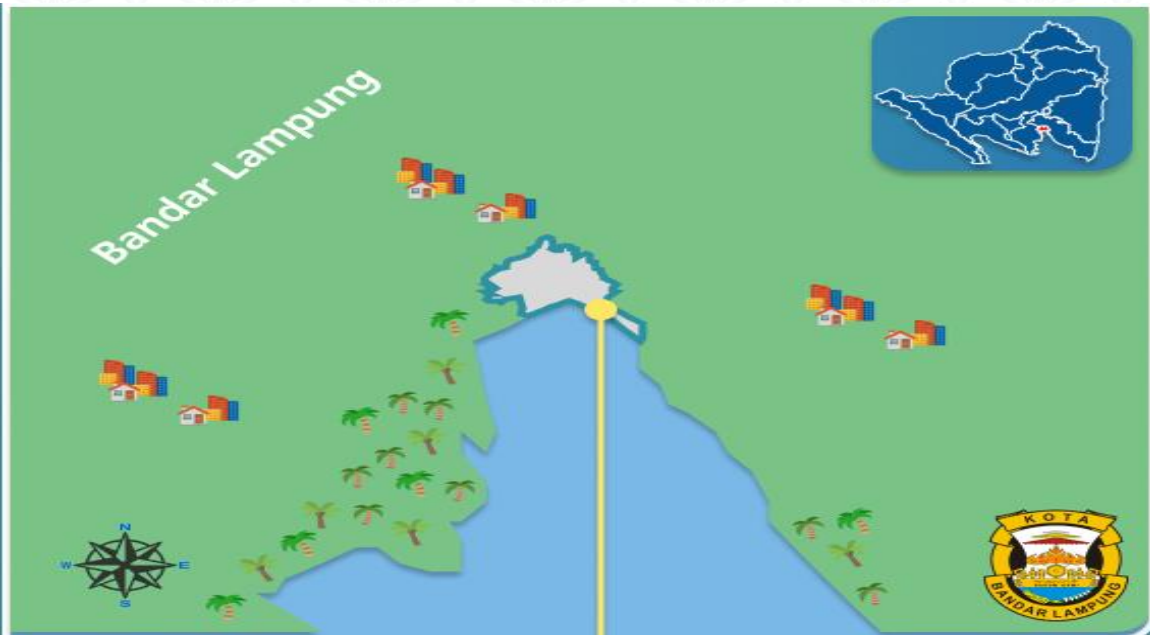
Name : Mr Bobby Irawan  
Occupation : Head of Tourism Office of Lampung Province  
Phone : (+62) 821 9292 1136

Name : Mr Firmawan  
Occupation : PT. ASDP Indonesia Ferry  
Phone : (+62) 811 270 786



Key Investment highlight

Location	Bakauheni Port
Operator	PT. Indonesia Tourism Development Corporation
Total Area/Land Status	160 hectare
Business Scheme	Commercial, Leisure, and Residential Development
Project Owner	PT. ASDP Indonesia Ferry (Persero)
Financial Feasibility	Estimate Investment Value: USD 313.5 Milion, IDR 4.794 Bilion (28 Aug 2023 JISDOR) Net Present Value (NPV) : USD 56,62 Million IDR 865 Bilion (28 Aug 2023 JISDOR) Internal Rate of Return (IRR): 12,1% Weighted Cost of Capital (WACC): 8,6%



### Waste to Energy (WtE) Bakung Landfill (RDF)

Bakung Waste to Energy Project is an initiation project from the government of Bandar Lampung City, covering area of 14,01 Ha with an Open Dumping System. Since 2015 alone the amount of landfill reached 1.713.898 m<sup>3</sup> with an average stockpile height of 12.2 m. Daily volume of waste in Bakung Landfill in 2019 reaches more than 1.000 tons/day and has surpassed the capacity of the Bakung Landfill which has been operating since 1995.

The purpose of waste management in Bakung Landfill is to support the sustainable development to Bandar Lampung City, among others, through the use of waste in Bakung Landfills Refuse Derived Fuel (RDF). The construction of waste processing facilities into RDF as an effort to utilize new renewable energy sources and support the application of technological innovations for sustainable urban development

### Key Investment highlight

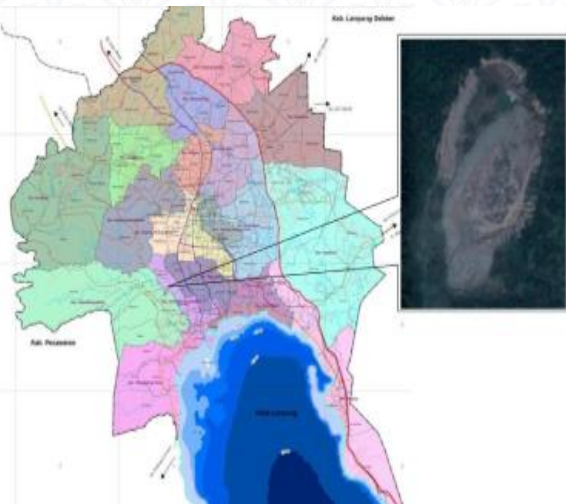
Location	
Output	Refused Derived Fuel (RDF)
Total Area/Land Status	14,1 hectare
Business Scheme	Design, Build, Operate, Transfer (DBOT)
Project Owner	Government of Bandar Lampung
Financial Feasibility	Estimate Investment Value : USD 37,75 Milion (28 Aug 2023 JISDOR) Net Present Value (NPV) : 10,48% or USD 21,07 Million Internal Rate of Return (IRR) : 27,73% Payback Period (PP) : 8,3 Years Expected Revenue : Tipping Fee, Recycleable, Ppa with PLN

### Contact Person

Name : Mr Chepi Hendry Saputra  
Occupation : Bandar Lampung Regional Planning Agency  
Phone : (+62) 811 797 1001

### The Bakung Waste Investment Offer

1. Maximum 8 Ha land that investors can use
2. The minimum amount of waste treated is 506.52 tons/day of new organic waste (excluding 1.7 million tons of old waste at the Bakung landfill site)
3. The results of processing waste are electricity with a minimum capacity of 9MW with medium voltage transmission system (20 kV)
4. Build other facilities to support Infrastructure Operations Waste Management, including a) Leachate Water Treatment, b) Processing the ash, c) Drinking water supply
5. Construction of Bakung power plant with a capacity of 11,0453 MW is required budget around 460.59 billion.





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